



SCOTT BURNS
 Broker Of Record
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431 STAFFORD LANE, Seeley's Bay KOH 2N0

ML#: 1244247



Status: **Active**
 Dist/Neigh: **10000- Kingston - Sharbot Lake - Greater Napanee and Area**
 Munic: **LITTLE CRANBERRY LAKE**
 Neigh Name: **LITTLE CRANBERRY LAKE**
 Lot Size: **115 ' x 3293.5 ' Irregular**
 Zoning: **Rural**
 Zoning Desc: **Rural**
 SubDiv:
 Legal: **PT LOT 34 CON 11 STORRINGTON AS IN FR321714; S/T & T/W FR759266 EXCEPT THE EASEMENT THEREIN RE: PT 1-6, FR676003; SOUTH FRONTENAC**

List Price: **\$299,000**
 Type: **Acreage Waterfront**
 Sale/Lse: **South**
 Fronting: **South**
 # Acres: **9.300**
 # Lots:
 Master:

Directions/Remarks

Directions: **From Highway 15 turn onto Burnt Hills Road, cross the bridge and then turn right onto Rideau Road and then and immediate left onto Stafford Lane (2 km's on Stafford Lane and the property will be on your right). Pin #431.**

Public Remarks: **So many possibilities with this waterfront lot on Little Cranberry Lake, part of the historic Rideau System. Camp or maybe build your dream cottage or year round home with a variety of site options with just over 9.3 acres. Amazing slightly elevated lake views with a good dock (with lift system) already in place for you to enjoy the rocky, deep & clean waterfront. Great gravel circular driveway with lots of room for parking including room for a trailer. There is also a storage shed & an outhouse so you could begin enjoying the property immediately. Hop in your boat & go explore the nearby village of Seeley's Bay or make your way to Whitefish Lake (without going through locks) & float around Morton Bay & take in all the natural beauty of the Rock Dunder area. Jones Falls Lock station, Brass Point Bridge.....there is so much to do & see on this part of the Rideau System. Come check out this waterfront oasis! No conveyance of any written offers until 1:00 pm on June 6th, 2021.**

Property Details

Current Use:
 Building Permit:
 Develop Status:
 Convenants:
 Water Supply: **None**
 Lot Improve:
 Site Influences: **Acreage, Lakefront, Lakeview, Treed Lot, Waterfront, Wooded Area**
 Neigh Influences: **Recreation Nearby, Water Nearby**
 Restrictions: **Easement**

Road Surface:
 Area:
 Sewer: **None**
 Power:

Lot Type: **Acreage Waterfront**
 Road Access:

Other Property Information

Assoc/POTL Fee: **\$0** **N/A** Taxes/Yr: **\$1,148.00/2020**
 Assmt/Yr:

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**